

Forest Road

Loughborough, Leicestershire, LE11 3HT

John 
German





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£425,000

Welcome to Forest Road and this wonderful, semi-detached family home with versatile accommodation, driveway parking and gardens to the rear. Viewing is essential to appreciate the size of the accommodation on offer in one of the most desirable parts of Loughborough.



Welcome to Forest Road, situated in one of the most desirable parts of the town, the Forest Side of Loughborough offers convenient access to both nearby open countryside and the town centre.

Upon arrival at the property you will approach via the driveway which has ample off-road parking for several vehicles and has access to the garage and front entrance door which opens into the welcoming porch.

Once inside you realise that this is a special property, a real family home with versatile accommodation set over three floors.

We start our tour in the living room, this being a spacious reception room ideal for relaxing and having a square bay window to the front aspect. There is a feature fire with traditional surround as a focal point, feature coved ceiling and block wooden flooring.

Proceeding through the reception hallway, you will see the stairs rising to the first floor and doors to further accommodation. The dining room is situated to the rear of the property and has feature French doors leading out to the rear and ample space for dining furniture. This is the perfect room for entertaining or formal dining.

Next, we move to the kitchen / breakfast room, which is fitted with a range of matching base and eye level units and work surface areas. There is ample space for appliances and for a table and chairs. Access is given to the inner lobby which in turn has external access to the side of the property and the downstairs WC.

Ascend to the first floor and you will find four generous, double bedrooms and the family bathroom. Each bedroom has a window to its individual aspect and the bathroom is fitted with a crisp white suite to include a panel enclosed bath with shower over, WC and wash hand basin.

A second staircase from the landing gives access to the fifth bedroom, a real "Wow" factor for the property and having fitted wardrobes and a double-glazed window.

Proceed back downstairs and step outside into the rear garden, split into two sections and having a variety of mature trees and shrubs. The garage has a metal up and over door and storage to the rear.

In conclusion, this family home is presented to a high standard and its versatile accommodation must be viewed to appreciate it in full. Book your tour today with John German Estate Agents.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

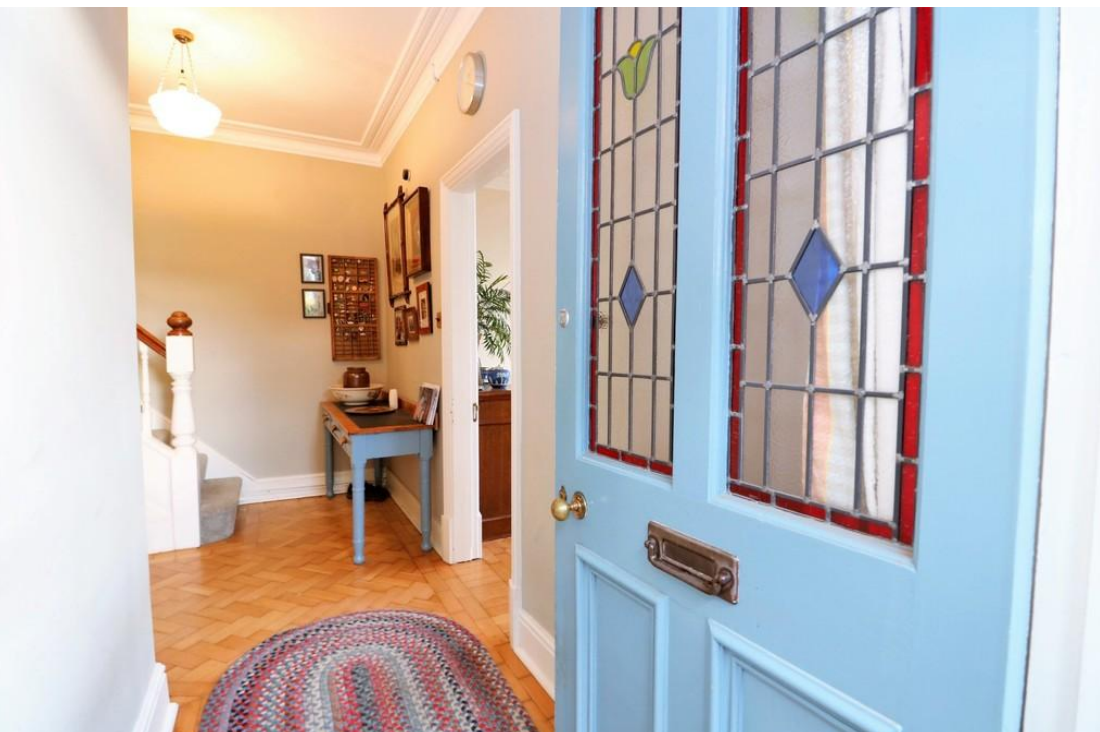
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/25112020

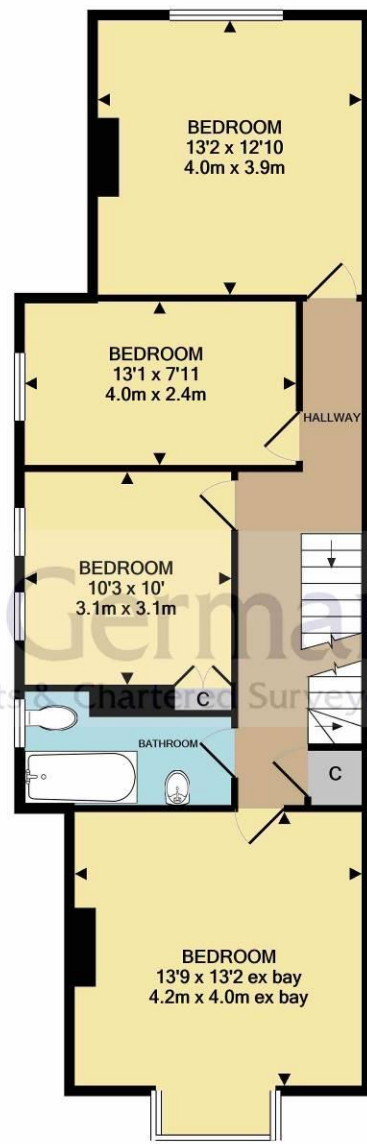
Local Authority/Tax Band: Charnwood Borough Council / Tax Band D







GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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